

020.A

0001

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

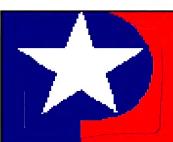
246,100 / 246,100

USE VALUE:

246,100 / 246,100

ASSESSED:

246,100 / 246,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #:	106
---------	-----

Owner 1: BOJANIC IRENA

Owner 2: SEGRT JANKO

Owner 3:

Street 1: 115 BACON ST

Street 2:

Twn/City: NATICK

St/Prov: MA Cntry: Own Occ: Y

Postal: 01760 Type:

PREVIOUS OWNER

Owner 1: GHANI IMRAN HYDER -

Owner 2: AHMED NIDA J -

Street 1: 18 HAMILTON RD UNIT 106

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 357 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	246,100			246,100		144659
							GIS Ref
							GIS Ref
							Insp Date
							12/11/17

PREVIOUS ASSESSMENT		Parcel ID		020.A-0001-0106.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	246,100	0	.	246,100	246,100
2021	102	FV	242,900	0	.	242,900	242,900
2020	102	FV	254,800	0	.	254,800	254,800
2019	102	FV	247,700	0	.	247,700	247,700
2018	102	FV	209,100	0	.	209,100	209,100
2017	102	FV	130,200	0	.	130,200	130,200
2016	102	FV	130,200	0	.	130,200	130,200
2015	102	FV	124,000	0	.	124,000	124,000

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GHANI IMRAN HYD	74211-79	1	2/28/2020		250,000
SPALDING RYAN &	72819-518	1	6/25/2019		245,000
SCHMIDT PAUL E	67980-286		9/8/2016		216,000
HILL KATE,	66815-11		2/17/2016	Estate/Div	115,000
DELANEY JOSEPH	25668-570		9/28/1995		60,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/17/2020		SQ Mailed								MM		Mary M											
12/11/2017		Measured								DGM		D Mann											
5/6/2000								197		PATRIOT													

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			641-4518, Building Number 18.															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																		
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																		
Prime Wall: 7 - Brick				A HBth:	Rating:																		
Sec Wall: %				OthrFix:	Rating:																		
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1															
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir: S30 - Size 30				Fpl: 0	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average								Lvl 2															
Year Blt: 1985		Eff Yr Blt:						Lvl 1															
Alt LUC:		Alt %:						Lower															
Jurisdict:		Fact: .						Totals				RMs: 3	BRs: 1	Baths: 1	HB: 0								
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	18. %	Exterior:	No Unit	RMS	BRs	FL													
Prim Int Wal 2 - Plaster				Functional:	%	Interior:	1	3	1	0													
Sec Int Wall: %				Economic:	%	Additions:																	
Partition: T - Typical				Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood				Override:	%	Baths:																	
Sec Floors: %				Total:	18.4 %	Plumbing:																	
Bsmnt Flr:				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 325.00				Heating:															
Bsmnt Gar:				Size Adj.: 2.18067217				General:															
Electric: 3 - Typical				Const Adj.: 0.74205303																			
Insulation: 2 - Typical				Adj \$ / SQ: 525.907																			
Int vs Ext: S				Other Features: 35625																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.35000002																			
# Heat Sys:				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO				Adj Total: 301554																			
% Com Wal				Depreciation: 55486				Juris. Factor:		Before Depr:	709.97												
				Depreciated Total: 246068				Special Features:	0	Val/Su Net:	689.36												
								Final Total:	246100	Val/Su SzAd:	689.36												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0001-0106.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N	Total Yard Items:							Total Special Features:						Total:									